

TOWN OF LOS ALTOS HILLS

PLANNING COMMISSION AGENDA

REGULAR MEETING, THURSDAY, MAY 3, 2007 AT 7:00 P.M.

Council Chambers, 26379 Fremont Road, Los Altos Hills www.losaltoshills.ca.gov

ASSISTANCE FOR PERSONS WITH DISABILITIES

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk at (650) 941-7222. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

1. ROLL CALL AND PLEDGE OF ALLEGIANCE

2. PRESENTATIONS FROM THE FLOOR

Persons wishing to address the Commission on any subject not on the agenda are invited to do so now. Please note, however, that the Commission is not able to undertake extended discussion or take action tonight on non-agendized items. Such items will be referred to staff or placed on the agenda for a future meeting.

3. PUBLIC HEARINGS

Persons wishing to address the Commission should obtain a copy of the request form located at the table at the back of the Council Chambers and leave the completed form at the podium; this ensures that names and addresses are recorded accurately in the minutes. Please limit remarks to three minutes. This will assure time for all persons wishing to speak. Also, in the interests of time, please avoid redundancy with remarks made by previous speakers. If a large group wishes to express its views, the group should try to have one spokesperson.

If you challenge the proposed action(s) in court, you may be limited to raising only those issues you or someone else raised at the public hearing described below, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

Any interested party may appeal a determination of the Planning Commission to the City Council by filing a written notice of appeal with the City Clerk within twenty-three (23) days of the decision. A nonrefundable filing fee and a deposit for services shall accompany each notice of appeal, except that any member of the Council may file such an appeal without payment of a fee.

>Planning Commission Ex Parte Contacts Policy Disclosure

- 3.1 LANDS OF ESHGHI AND DOROODIAN, 13530 Fremont Road; File # 58-07-ZP-SD; A request for a Site Development Permit for a landscape screening plan for a 4,365 square foot new residence approved on March 14, 2005. CEQA review-Categorical Exemption 15304(b) (Staff-Nicole Horvitz).

- 3.2 LANDS OF ALON, 27673 Lupine Road; File #9-07-ZP-SD-GD; A site development permit for a landscape screening plan for a 7,482 square foot new residence approved on March 17, 2005 and construction of a new 810 square foot swimming pool. CEQA review: Categorical Exemption 15303(e) and 15304(b) (Staff-Brian Froelich).
- 3.3 LANDS OF MALAVALLI, 27500 La Vida Real; File #131-05-ZP-SD-GD; A request to remove two (2) heritage oak trees and replace them with six (6) oak trees; and to keep a 65-ft. tall electric crane on the property during construction. CEQA Review: Categorical Exemption per CEQA Guidelines Section 15303 (a). (Staff-Leslie Hopper)
- 3.4 LANDS OF ELSON, 14370 Miranda Road; File #63-06-ZP-SD-GD-VAR; A request for a Site Development Permit for a 6,531 sq. ft. new residence and new driveway access. The project includes a 1,321 square foot basement and a 550 square foot detached building (pool house). The applicant requests consideration of a rear setback Variance to legalize an existing pool that is not substantiated by permits of record. CEQA review: Categorical Exemption 15303 (a) and (e) (Staff-Brian Froelich).
- 3.5 LANDS OF MAD MANOR, II, LLC, 27641 Purissima Road; File #22-06-ZP-SD-TM; A request for a six-lot subdivision of an existing 11.899-acre parcel (net). The property is zoned R-A (Residential-Agricultural) and is located at the intersection of Elena Road and Purissima Road. CEQA Review: Mitigated Negative Declaration (Staff-Leslie Hopper, AICP). (CONTINUED AT THE APPLICANT'S REQUEST)
4. OLD BUSINESS - none
5. NEW BUSINESS
 - 5.1 COMMUNITY SURVEY
6. REPORT FROM THE CITY COUNCIL MEETING
 - 6.1 Planning Commission Representative for April 12th-Cancelled
 - 6.2 Planning Commission Representative for April 26th-Commissioner Collins
 - 6.3 Planning Commission Representative for May 10th-Commissioner Clow
 - 6.4 Planning Commission Representative for May 24th-Commissioner Cottrell
7. APPROVAL OF MINUTES
 - 7.1 Approval of April 5, 2007 minutes.

8. REPORT FROM FAST TRACK MEETING – APRIL 3, APRIL 17 AND APRIL 24, 2007

- 8.1 LANDS OF ARAKAWA, 26889 Nina Place (238-06-ZP-SD-GD); A request for a Site Development Permit for a 4,985 square foot, two-story new residence (maximum height 22') with a 1,226 square foot basement. CEQA review Categorical Exemption 15303(a) - (Staff-Nicole Horvitz).
- 8.2 LANDS OF SUTARDJA, 12869 La Cresta Drive (100-06-ZP-SD-GD); A request for a Site Development Permit for a 4,992 square foot new residence (maximum height 26 feet), a 4,925 square foot basement and a new driveway access. CEQA review-exempt per 15303 (a) (Staff-Brian Froelich, AICP).
- 8.3 LANDS OF WOOD, 27133 Byrne Park Lane (199-06-ZP-SD-GD); A request for a Site Development Permit for a new 1,495 square foot pool house addition, new 1,999 square foot pool and patio. CEQA review exempt per 15301(e) and 15303(e) (Staff-Brian Froelich, AICP).
- 8.4 LANDS OF ASKARI, 26900 St. Francis Road (217-06-ZP-SD-GD); A request for a Site Development Permit for a new 4,980 square foot two-story residence (maximum height 27 feet). CEQA review-exempt per 15303 (a) (Staff-Brian Froelich).
- 8.5 LANDS OF JONES, 25080 La Loma Drive (34-07-ZP-SD-GD); A request for a Site Development Permit for a new 6,453 square foot two-story residence (maximum height 24 feet). The proposal includes a 3,527 square foot basement and a 1,000 square foot pool in the rear yard. CEQA review-exempt per 15303 (a) (Staff-Brian Froelich).

9. REPORT FROM SITE DEVELOPMENT MEETING – APRIL 10, 2007

- 9.1 LANDS OF PURISSIMA HILLS WATER DISTRICT/TOWN OF LOS ALTOS HILLS, 12863 La Cresta Drive (59-07-ZP-SD); A request for a Site Development Permit to increase the height of an existing 40' tall emergency communications antenna by 22' (total height 62'). CEQA review -15303 (d) (Staff-Nicole Horvitz).

10. ADJOURNMENT